

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Kayla Lesse

Debtor

CHAPTER 13

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
AGENCY)

Movant

NO. 15-12775 AMC

vs.

Kayla Lesse

Debtor

11 U.S.C. Sections 362 and 1301

William C. Miller Esq.

Trustee

**ORDER**

AND NOW, this 25th day of October, 2016 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 6148 Gillespie Street, Philadelphia, PA 19135 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
United States Bankruptcy Judge.

Kayla Lesse  
6148 Gillespie Street  
Philadelphia, PA 19135

David M. Offen Esq.  
601 Walnut Street (VIA ECF)  
Suite 160 West  
Philadelphia, PA 19106

William C. Miller Esq.  
1234 Market Street  
Suite 1813  
Philadelphia, PA 19107

KML Law Group, P.C.  
Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532